

EXHIBIT B



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March 16, 2022

Eon S. Nichols
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VIA FEDEX

John M. Nonna, Esq.
Westchester County Attorney
148 Martine Avenue, Room 600
White Plains, New York 10601

VIA FEDEX

Commissioner
Department of Public Works and Transportation
148 Martine Avenue, Room 500
White Plains, New York 10601

VIA FEDEX

Airport Manager
Westchester County Airport
240 Airport Road
White Plains, New York 10604

Re: *Agreement of Lease, dated June 1, 2016 (the "Lease"), between the County of Westchester, as landlord (the "County"), and White Plains Aviation Partners, LLC d/b/a Million Air White Plains, as tenant ("Tenant")*

Ladies and Gentlemen:

All capitalized terms used in this letter shall have the meanings ascribed to such terms in the Lease. As you know, we represent Tenant.

This letter shall constitute notice under Section 5.5 of the Lease that Tenant desires to undertake improvements (as such term is defined in Section 5.5) to the Premises consisting of modifying an existing 24,000 square feet hangar located on the Premises by increasing the square footage of that hangar by 56,000 square feet for a total square footage of approximately 80,000 (the "Modification").

As such, and pursuant to Section 5.5 of the Lease, Tenant is seeking the County's consent and approval to the Modification. To facilitate the County's review of the Modification and, as required pursuant to Section 5.5, we are enclosing plans and specifications for the Modification for your use and review. Please be reminded that under Section 5.5 of the Lease, failure of the County to respond to Tenant within forty (40) days shall mean that the Modification shall be conclusively deemed approved by the County and Tenant shall have the right to proceed and construct the Modification. In addition, please also be reminded that under Section 5.5 of the Lease, the County's approval shall not be unreasonably withheld, conditioned or delayed, and



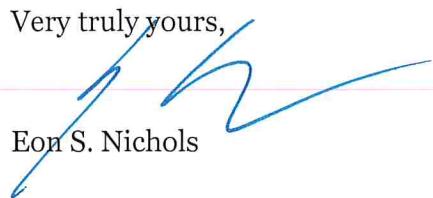
March 16, 2022

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that if the County does not approve the Modification, the County needs to state the reasons for such disapproval.

We look forward to receiving your written approval. Thank you.

Very truly yours,

Handwritten signature of Eon S. Nichols in blue ink, consisting of a stylized "E", "N", and "S".

Eon S. Nichols

ESN:tje

Enclosures

cc: Mr. Roger Woolsey (w/out enclosures)

Method architecture

MILLION AIR WHITE PLAINS

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GENERAL NOTES

1. THE CONTRACTOR, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THESE CONTRACT DOCUMENTS, SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR AND SUPERVISION REQUIRED IN ALL WORK, SHALL BE PROVIDED IN A GOOD WORKMANLIKE MANNER.
2. ALL WORK SHALL BE BY CONTRACTORS DAY LABORATION.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, AND FEES REQUIRED FOR THE INSTALLATION OF ALL WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVALS, PERMITS, AND FEES FOR THE INSTALLATION OF ALL ROACHY INSECTICIDES.
4. SUBCONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THE DRAWINGS AND SPECIFICATIONS COVERING ALL TRADES SO THAT ALL WORK WILL BE PROVIDED IN A GOOD WORKMANLIKE MANNER. CONTRACTOR'S LIABILITY FOR DEFECTIVE OR NON-COMPLIANT WORK OR FOR DAMAGE TO PROPERTY OR PERSONS AS A RESULT OF THE CONTRACTOR'S WORK IS LIMITED TO THE COST OF REPAIRS AND RE-INSTALLATION OF THE DEFECTIVE OR NON-COMPLIANT WORK. CONTRACTOR'S LIABILITY FOR DEFECTIVE OR NON-COMPLIANT WORK IS NOT LIMITED TO THE COST OF REPAIRS AND RE-INSTALLATION OF THE DEFECTIVE OR NON-COMPLIANT WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING, OR LOADS TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, SITE SAFETY, ETC.
6. CONTRACTOR AND SUBCONTRACTORS SHALL NOT USE REINFORCEMENTS FROM THE CONTRACT DOCUMENTS TO SHIP DRAWINGS, OR THE BASIS FOR DRAWINGS, WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. THREE REINFORCEMENT DESIGN GROUPS ARE NOT ELIGIBLE AS THE RESULT OF THE USE OF REINFORCEMENTS FROM THE CONTRACT DOCUMENTS TO SHIP DRAWINGS.
7. CONTRACTOR, WHILE ALL DIMENSIONS, CONDITIONS, ETC. PROVIDED IN THE CONTRACT DOCUMENTS AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES PROFESSIONALLY WITH THE CONTRACTOR, THAT ALL CONDITIONS ARE CORRECT AND THE CONTRACTOR SHALL ASK THE SITE ARCHITECT, OWNER OR OWNER'S ENTRUSTED CONTRACTOR FOR APPROVAL.
8. DO NOT SCALE DRAWINGS. SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY SCALING ON THE DRAWINGS. DIMENSIONS ARE IN INCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVALS FROM THE ARCHITECT FOR CONTRACTING CONSTRUCTION. THE CONTRACTOR SHALL BE SUBJECT TO VERIFICATION IN THE FIELD BY THE CONTRACTOR, AND HE SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION OR CONSTRUCTION.
9. CONTRACTORS SHALL VISIT THE SITE AND INFORM THE ARCHITECT OF ANY CONDITIONS THAT MAY AFFECT THE EXECUTION OF THE WORK PRIOR TO COMMENCEMENT AND AFFECTED WORK.
10. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UNLESS SPECIFICALLY NOTED TO THE CONTRARY. NOTIFY ARCHITECT IF MANUFACTURER'S REQUIREMENTS ARE MORE STRONGST.
11. ALL MATERIALS AND EQUIPMENT PURCHASED BY CONTRACTORS SHALL BE NEW AND FREE FROM DEFECTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BUILDING AND SITE CLEANING AND PROTECTION AND ANY SAFETY PROVISIONS TO ENSURE THE PUBLIC'S SAFETY.
13. DAMAGED WORK MUST BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
14. CONTRACTORS SHALL PROVIDE LABOR, EQUIPMENT, MATERIALS, AND LABOR FOR SUPPORT AND ATTACHMENT OF CAGEWORKS, SWINGING MIRRORS, POUCHES, COUNTERS, TOILET PARTITIONS AND ACCESSORIES, ETC.
15. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR OTHERWISE AS MORE STRINGENT.
16. EASY-UP AND DERRY, AL, OPENING AND CLEATS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PRIOR TO CONSTRUCTION.
17. NOTIFY ARCHITECT OF CONFLICT IN DETAILS OR DRAWINGS. NOTES AND TECHNICAL DETAILS WHERE NO SPECIFIC DETAILS ARE SHOWN.
18. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO SIMILAR WORK ON THE PROJECT AND TO APPLICABLE CODES. DETAILS NOT ED AS TYPICAL, SHALL APPLY.

MILLION AIR WHITE PLAINS

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EC / DE:NM
ATE: 10:17:17
OBJECT:
MB173034
IEEE T:
T1.01

WESTCHESTER COUNTY AIRPORT
136 TOWER RD.
CITY OF WHITE PLAINS, NY 10604
MILLION AIR HANGAR 2



LIST OF DRAWINGS

T1.01: TITLE SHEET, INDEX, AND GENERAL NOTE

PROJECT INFORMATION

WORK

THE FACILITY CONSISTS OF A GROUND UP 100,000 SF PRE-ASSEMBLED METAL BUILDING WITH (3) MEZZANINE LEVELS SURROUNDED BY A CONCRETE PAD OF APPROXIMATELY 100,000 SF. THE FACILITY WILL BE USED FOR THE STORAGE & AIRCRAFT CARRIERS, AND THE BUSINESS UNLOADING AIRCRAFT HANDLING.

COMPLIANCE

DESCRIPTION

NTDPE



CONSTRUCTION SET

FOR



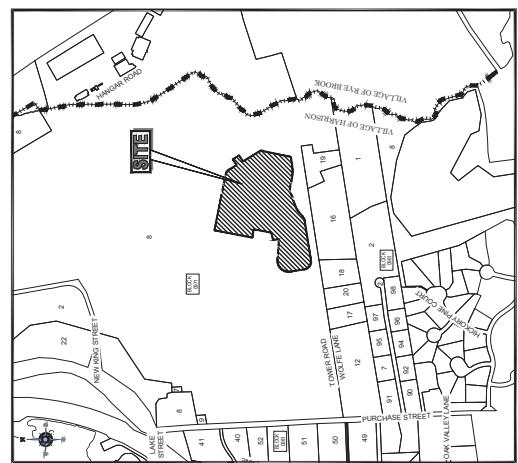
PROPOSED HANGAR

WESTCHESTER COUNTY AIRPORT
136 TOWER ROAD
CITY OF WHITE PLAINS
WESTCHESTER COUNTY, NEW YORK



USGS MAP
SCALE 1:20,000
SOURCE: ETHERN AVIATOR PHOTONETWORK

USGS MAP
SOURCE: ETHERN AVIATOR PHOTONETWORK



TAX MAP
SOURCE: 2010-2011 MTA



KEY MAP
SOURCE: GOOGLE MAPS



AERIAL MAP
SOURCE: GOOGLE EARTH PRO

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BOHLER
ENGINEERING

PREPARED BY
BOHLER
ENGINEERING



COVER SHEET
C-01

OF 13

REVISION 11/17/2018

